

Request for Qualifications For Public-Private Partnership For The Design, Construction and Financing Of Transit-Oriented Development For The Wheaton Central Business District

**Pre-Submission Conference
February 2, 2010**

Today Wheaton is.....

- *Ethnically diverse with 135,000 residents in the planning area of approximately 500 acres.*
- *An unincorporated 200 acre urban center with approximately 400 businesses*
- *Home to the third largest shopping mall (in sq. ft) in the Washington Metropolitan area*
- *Located on the WMATA Red Line, multiple bus lines, 3 state highways, & is 2 miles north of the Capital Beltway*

Goals

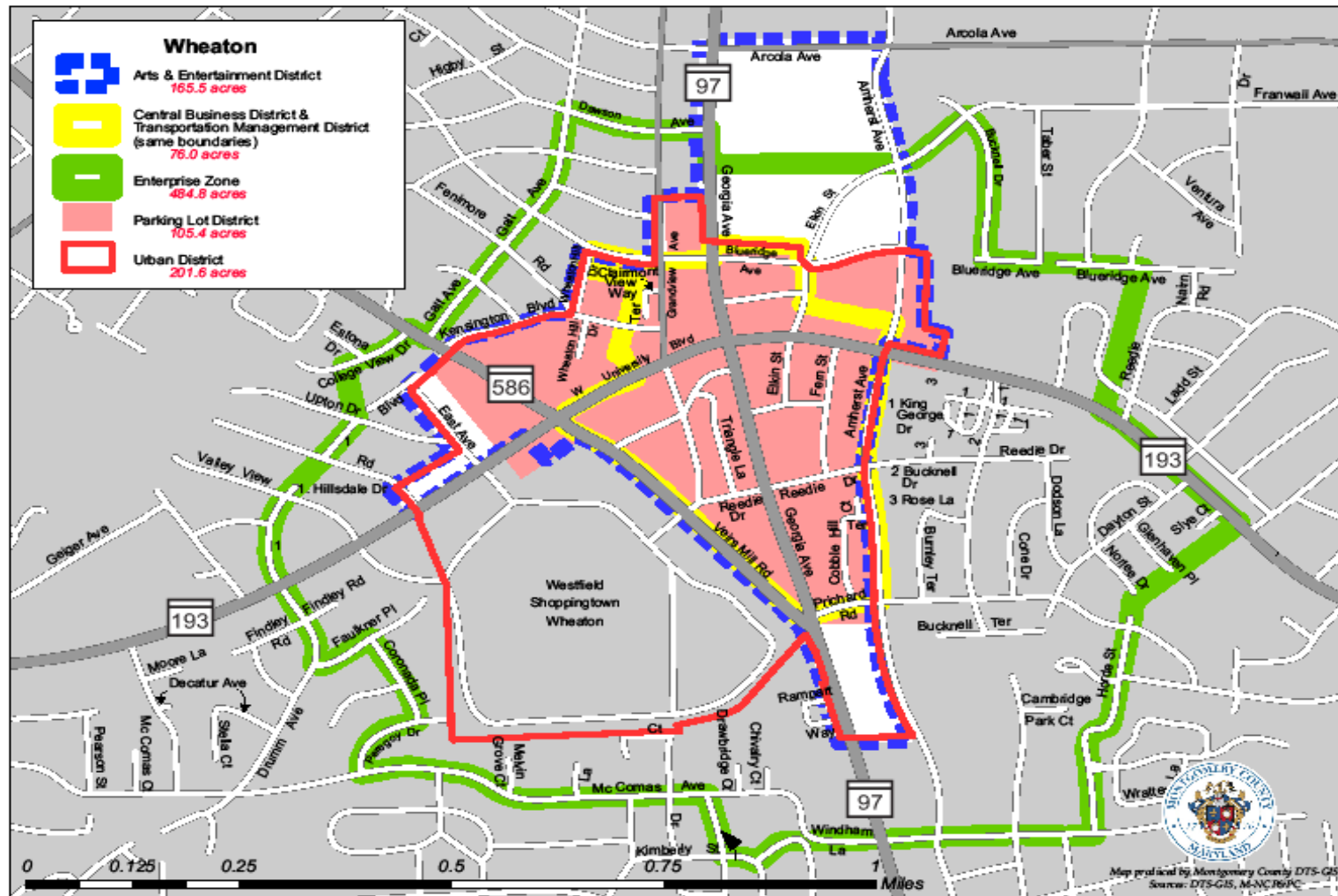
The objective of this public-private partnership will be the development of high quality, transit-oriented projects within the Wheaton Central Business District that are consistent with the Public Team's objectives of increased density, mixed-use, and appropriate levels of affordable and workforce housing.

See Detailed Goals on page 6 of the RFQ.

Tools for Redevelopment

- *Enterprise Zone Designation*
- *Arts and Entertainment Designation*
- *Governor's Smart Site Designation*
- *Wheaton Urban District*
- *Wheaton Parking Lot District*
- *Transportation Management District*

Wheaton Map



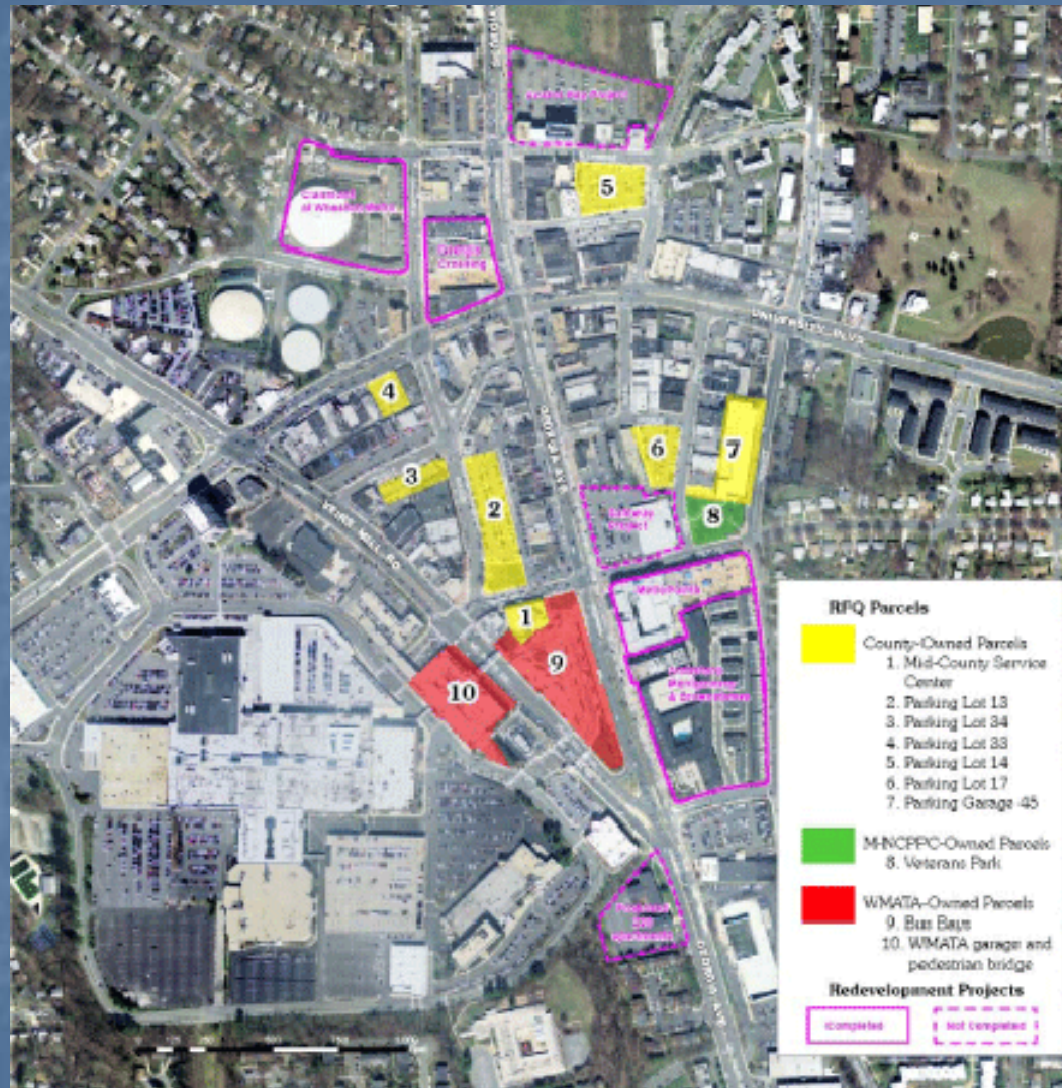
Public Parcels

RFQ Parcels

- County-Owned Parcels**
 - 1. Mid-County Service Center
 - 2. Parking Lot 13
 - 3. Parking Lot 34
 - 4. Parking Lot 33
 - 5. Parking Lot 14
 - 6. Parking Lot 17
 - 7. Parking Garage 45
- MNCPPC-Owned Parcels**
 - 8. Veterans Park
- WMATA-Owned Parcels**
 - 9. Bus Bays
 - 10. WMATA garage and pedestrian bridge

Redevelopment Projects

- Completed (solid line)
- Not Completed (dashed line)



Montgomery County Properties

PLD Properties

- Lot 13 1.74 acres CBD-2
- Lot 34 0.47 acres CBD-2
- Lot 33 0.38 acres CBD-2
- Lot 17 0.60 acres CBD-3
- Garage 45 1.34 acres CBD-2
- Lot 14 1.06 acres CBD-2

Mid-County Regional Services Center 0.35 acres CBD-2

M-NCPPC

Veteran's Park 0.68 acres CBD-2

**Replacement of County and Park Facilities
will have to be part of the Plan.**

Metro Properties

- Bus Bays 3.14 acres CBD-2

If bus bays are relocated, land value is adjusted to reflect the cost, so the developer is NOT paying market value for the land *and* rebuilding the bus bays

- Metro Garage 1.94 acres C-2

Parking Garage: Metro needs the spaces but garage is included in case there are good ideas for reconfiguration which would be at developer's cost

Development Process Overview

- Letter of Intent
- Manage Development Planning Process
- Concept Plan Approved
- General Development Agreement
- Property Sale and/or lease agreement(s)
- Obtain Entitlements

RFQ Schedule

RFQ Release: Friday, January 15, 2010

Pre-Submission Meeting:
and Optional Site Tour: Tuesday, February 2, 2010

Deadline for Questions
Time: 4:00 P.M. Friday, February 12, 2010

Responses to Questions
Time: 2:00 P.M. Wednesday, February 17, 2010

Phase I Submissions Due Friday, March 19, 2010, 4:00 PM

Selection of "Short-listed" Candidates
for Phase II Submissions April 2010

Specific Due Dates for Phase II Submissions, Candidate interviews, and RFQ
Selection(s)* will be provided to "Short-listed" Candidates.

Evaluation Criteria

For Phase I Evaluation Criteria

A. Background Information, Experience and Past Performance	50 points
B. Experience and Capacity for Land Aggregation	25 points
C. Conceptual Approach and Methodology	10 points
D. Vision	10 points
E.. Retail Business Retention	<u>5 points</u>
Phase I Total:	100 points

For Phase II Evaluation Criteria

A. Responsiveness of the Developer's project vision	35 points
B. Experience and expertise to implement project vision, including the retention of viable, locally-owned small businesses	35 points
C. Financial capability, including equity commitment, and ability for land aggregation as an element of the Developer's project vision	45 points
D. Developer's demonstrated financial capability and financial capacity to implement the project vision	65 points
E. Developer's commitment and duration of Project participation (Long-Term Investment)	10 points
F. Candidate interviews	<u>10 points</u>
Phase II Total:	200 points